

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

171 Gordon Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$895,000

Median sale price

Median price \$1,063,000 Property Type House Suburb Footscray

Period - From 01/07/2021 to 30/06/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Hansen St WEST FOOTSCRAY 3012	\$930,000	31/05/2022
2	39 Norfolk St MAIDSTONE 3012	\$855,000	14/07/2022
3	11 Parker St FOOTSCRAY 3011	\$850,000	19/08/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/09/2022 09:51

171 Gordon Street, Footscray Vic 3011



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$860,000 - \$895,000

Median House Price

Year ending June 2022: \$1,063,000

Comparable Properties



5 Hansen St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments

2 1 2

Price: \$930,000

Method: Sold Before Auction

Date: 31/05/2022

Rooms: 2

Property Type: House (Res)

Land Size: 351 sqm approx



39 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

3 1 4

Price: \$855,000

Method: Private Sale

Date: 14/07/2022

Property Type: House



11 Parker St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$850,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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